

127.0

0005

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

669,400 / 669,400

USE VALUE:

669,400 / 669,400

ASSESSED:

669,400 / 669,400



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		HIGHLAND AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	JENKINS DAVID
Owner 2:	
Owner 3:	

Street 1: 17 HIGHLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 5,074 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Vinyl Exterior and 1539 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5074		Sq. Ft.	Site		0	70.	1.13	8									400,554						400,600	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5074.000		265,100		3,700		400,600		669,400							
Total Card							0.116		265,100		3,700		400,600		669,400		Entered Lot Size					
Total Parcel							0.116		265,100		3,700		400,600		669,400		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,200	3700	5,074.	400,600	669,500	669,500	Year End Roll	12/18/2019
2019	101	FV	211,900	3700	5,074.	400,600	616,200	616,200	Year End Roll	1/3/2019
2018	101	FV	211,900	3700	5,074.	354,800	570,400	570,400	Year End Roll	12/20/2017
2017	101	FV	207,600	3700	5,074.	297,600	508,900	508,900	Year End Roll	1/3/2017
2016	101	FV	207,600	3700	5,074.	297,600	508,900	508,900	Year End	1/4/2016
2015	101	FV	196,000	3700	5,074.	257,500	457,200	457,200	Year End Roll	12/11/2014
2014	101	FV	196,000	3700	5,074.	248,900	448,600	448,600	Year End Roll	12/16/2013
2013	101	FV	195,100	3700	5,074.	236,900	435,700	435,700		12/13/2012

## Parcel ID

127.0-0005-0001.0

!9863!

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	912-66		10/1/1978		38,500	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/9/2016	597	Redo Kit	40,000					reno Kitch + powde	5/11/2017	Left Notice	DGM	D Mann
6/7/2013	818	Redo Bat	16,500						5/11/2017	Permit Visit	DGM	D Mann
4/22/2013	573	Manual	5,000						4/15/2014	Measured	PC	PHIL C
3/15/2012	254	New Wind	3,680					replace 7 basement	7/15/2013	Info Fm Prmt	EMK	Ellen K
12/10/2010	2394	New Wind	13,400					REPL 10 WINDOWS	6/14/2013	Info Fm Prmt	EMK	Ellen K
10/25/1995	615	Manual	11,500					V/SIDING	12/22/2008	Measured	163	PATRIOT
									12/16/1999	Mailer Sent		
									12/6/1999	Measured	264	PATRIOT
									1/1/1982		CM	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
-------	--------------------------------	---	---	---

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 15 - Old Style				Full Bath: 1	Rating: Very Good												
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: BEIGE				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1923	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G18		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:	1	8	3						
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:		%		Total:	31	%		Plumbing:									
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ:	130.00			Heating:									
Bsmnt Gar:				Size Adj.: 1.33217251				General:									
Electric: 3 - Typical				Const Adj.: 0.98000199				Totals:	1	8	3						
Insulation: 2 - Typical				Adj \$ / SQ:	169.719												
Int vs Ext: S				Other Features: 73500													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 384155													
% Com Wall		% Sprinkled:		Depreciation: 119088				Juris. Factor: 1.00	Before Depr: 169.72								
				Deprecated Total: 265067				Special Features: 0	Val/Su Net: 103.11								
								Final Total: 265100	Val/Su SzAd: 172.23								
<b>MOBILE HOME</b>				Make:													
<b>SPEC FEATURES/YARD ITEMS</b>				Model:				Serial #:									
								Year:									
								Color:									
<b>PARCEL ID</b> 127.0-0005-0001.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1930	25.42	T	40	101			3,700		3,700
More: N	Total Yard Items:	3,700		Total Special Features:					Total:			3,700					
<b>RESIDENTIAL GRID</b>																	
1st Res Grid Desc: Line 1 # Units: 1																	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Other																	
Upper																	
Lvl 2																	
Lvl 1																	
Lower																	
Totals	RMs:	8	BRs:	3	Baths:	1	HB										
<b>SKETCH</b>																	
<b>SUB AREA</b>																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	848	169.720	143,922	SFL	90											
BMT	Basement	768	50.920	39,103													
SFL	Second Floor	691	169.720	117,310													
EFP	Enclos Porch	168	42.560	7,150													
OPP	Open Porch	96	33.010	3,169													
Net Sketched Area: 2,571				Total:	310,654												
Size Ad	1539.1999	Gross Are	2648	FinArea	1539												
<b>SUB AREA DETAIL</b>																	
<b>IMAGE</b>																	
AssessPro Patriot Properties, Inc																	